

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF SEPTEMBER 10, 2015**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Holli Givens  
John Lackey  
Sammie McCoy  
Pete Mosley  
Bryan Richter  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Katy Rucker, Planner  
Lincoln Sweet, Planner  
Sheila Myers, Planning Assistant  
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, September 10, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher, Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 13, 14, 16 and 17 have been withdrawn;
2. A workshop regarding traffic will be held on November 12, 2015 from 5:30 to 6:30 prior to the Planning Commission meeting;
3. Intern Shironika Farrow will be working with Staff through December, 2015.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the August 13, 2015 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Richter. The motion passed by unanimous vote.

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. None of the Commissioners requested separate consideration.

3. **Belle Vista, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$243,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
4. **Chardonnay, Section 1** – Maintenance Bond for Off-Site Water - \$16,000.  
**Recommendation:** Release the bond.
5. **Falls Grove Amenity Center** – Performance Bond for Wastewater Collection System - \$27,200.  
**Recommendation:** Convert to maintenance in the amount of \$8,160 for a period of two (2) years.
6. **Falls Grove Amenity Center** – Performance Bond for Landscaping - \$72,700. **Recommendation:** Extend in the current amount for a period of one (1) year.

7. **Vintage Construction** – Performance Bond for Landscaping - \$26,100.  
**Recommendation:** Extend in the current amount for a period of eight (8) months.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**PUBLIC HEARINGS:**

**ITEM 8**

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE AND OFFICIAL ZONING MAP REGARDING THE ESTABLISHMENT OF THE FOLLOWING ZONING DISTRICTS: GRASSLAND VILLAGE DISTRICT CHARACTER 1 (GVC1), GRASSLAND VILLAGE DISTRICT CHARACTER 2 (GVC2), GRASSLAND VILLAGE DISTRICT CHARACTER 3 (GVC3), AND GRASSLAND VILLAGE DISTRICT CHARACTER 4 (GVC4) (6-2015-016)**

Ms. Rucker reviewed the background (see Staff Report), recommending approval of the proposed Text and Map Amendments, and that the attached Resolution be forwarded to the County Commission for adoption.

Ms. Rucker also gave a brief presentation concerning this project.

Chairman Lackey opened the Public Hearing.

Mr. Michael Myers, 2197 Hillsboro Road, a member of the Citizens Advisory Committee, stated he wishes to show his support for the proposed amendment.

Ms. Abby Baalbergen, 2330 Hillsboro Road, asked how she and her two neighbors would request to be rezoned into the GVC2 District?

Ms. Rucker stated all property owners have the right to request a rezoning.

Ms. Joann D Andrea, 220 Winburn Lane, asked if Staff could explain the GVC3 area in order for her to get a better understanding of it. She also asked if any part of this document addresses traffic issues.

Ms. Rucker stated this amendment deals with land use only and that traffic is a separate issue dealt with under the current Zoning Ordinance. She also explained the details of the GVC3 area.

Ms. Kathleen Kunkel, 1331 Kittrell Road, a member of the Citizens Advisory Committee, stated she would like to thank everyone for their input and support for this amendment and she supports the entire document.

Mr. Craig Carrington, 709 Summerset Green, asked if the amendment fails what would the area be zoned.

Chairman Lackey stated if this amendment fails, the current zoning will remain in place.

Ms. Laura Turner, 1108 Dickinson Lane, representing Citizens for Old Natchez Trace, stated they support the proactive approach to the future development of the Grassland Village but would like to voice their concerns regarding the protection of the rural landscape of the surrounding area.

Ms. Nancy Garden, 502 Jefferson Davis Drive, asked if future development will be allowed to start before the infrastructure, such as sewer, is available or traffic concerns are addressed.

Chairman Lackey stated those issues are addressed under the Zoning Ordinance and all developments must comply with those rules before a development is approved.

Ms. Robin Holland, 1303 Blue Springs Road, a member of the Citizens Advisory Committee, stated she supports the proposal but still has some concerns about GVC2 district and the size of buildings proposed and the infrastructure being available before development is allowed to start.

Chairman Lackey stated if a proposed development complies with all of the rules and regulations, then it could go forward.

Mr. Horne stated all developments have to demonstrate that both adequate infrastructure and resource protection have been achieved.

Ms. Holland also inquired about the area between Bethlehem Loop and Hillsboro Road and traffic concerns with developments exiting onto Old Hillsboro Road.

Mr. Heflin stated a traffic study would indicate if any roadway improvements are needed.

Mr. Barbara Bullard, 1118 Blue Springs Road, asked about the size of the buildings being allowed at the corner of Old Hillsboro Road and Hillsboro Road.

Ms. Rucker stated the limit is 15,000 square feet which is what was presented to the Community.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked for clarification of the size of buildings allowed within the GVC2 District.

Ms. Rucker stated the building size for anchor parcels will be a maximum of 15,000 square feet regardless of the number of stories. The remaining parcels would be 10,000 square feet maximum for a single story structure or 15,000 square feet maximum for a two-story structure.

Commissioner Mosley asked if any other areas are going to be studied like Grassland.

Ms. Rucker stated Leipers Fork and College Grove have already been completed. Triune Village will be started in 2016.

Commissioner Walton stated he would like everyone's support for this amendment.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

#### **ITEM 9**

#### **AMENDMENT TO SECTION 3 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS REGARDING NOTICE TO PROPERTY OWNERS WHEN CREATING LOTS OFF A PRIVATE EASEMENT (6-2015-017)**

Ms. Rucker reviewed the background (see Staff Report), recommending approval of the Amendment.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

#### **ITEM 10**

#### **AMENDMENT TO ARTICLES 10 AND 14 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING DEVELOPMENT STANDARDS IN THE SUBURBAN INFILL & CONSERVATION (SIC) ZONING DISTRICT (6-2015-018)**

Ms. Matteson reviewed the background (see Staff Report), recommending approval of the proposed Amendments, and that the attached Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the Public Hearing.

Mr. Alan Thompson, 125 N. Burwick Lane, representing Regan Smith and Associates, provided a handout and also stated he would like to show his support for this amendment.

Mr. Rob Pease, 1508 Aberdeen Drive, representing TPS Land, stated he would also like to show his support for this amendment.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan stated he has concerns about allowing parking along the roadways. He also stated he believes the sewer system should be located internally instead of externally.

Mr. Matteson stated in the SIC Zoning District the properties are typically served by public sewer, otherwise there are regulations for the non-traditional sewer systems to be internalized.

Mr. Heflin stated there are no changes with parking or roadway widths. He stated that the Highway Department would be involved with any proposed developments.

Chairman Lackey asked about the open space that would be required for a development.

Mr. Matteson stated that as the number of lots increases so does the amount of additional open space that is required.

Commercial Mosley stated he would like the smaller lots to be internalized.

Mr. Matteson stated the smaller lots would be required to be internal.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

**CONCEPT PLANS:**

**ITEM 11**

**CONCEPT PLAN REVIEW FOR FOXEN CANYON, CONTAINING 49 LOTS ON 83.90 ACRES LOCATED OFF HARTLAND ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2015-208)**

Mr. Matteson reviewed the background (see Staff Report), recommending approval of this Concept Plan along with the requests for a 25 MPH design speed and a 40-foot right-of-way width. It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
2. Submission of water plans for review and approval by Mallory Valley Utility District;
3. Submission of sewer plans for review and approval by Harpeth Wastewater Cooperative; and
4. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance

The Final Plat must address the following:

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Mallory Valley Utility District;
4. Establishment of a performance bond for sewer improvements in favor of Harpeth Wastewater Cooperative;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton stated he was concerned about the lack of a secondary access point for this development and also the speed limit should be consistent with that in the neighboring subdivision.

Commissioner Crohan asked if a second exit would be triggered by a certain number of lots.

Mr. Matteson stated any other additional developments would trigger the need for a second access.

Commissioner Crohan stated he believes there needs to be one for this development.

Commissioner McCoy asked if this will eventually access Chapelwood Drive.

Mr. Matteson stated it would not, but there are some properties that could potentially provide a second point of access, so Staff asked for the stub road to facilitate an eventual second access point.

Commissioner McCoy then asked for clarification that any other potential development would have to provide a second exit other than on Hartland Road, but possibly N. Berry's Chapel Road.

Mr. Matteson stated that was correct.

There being no other comments, Commissioner Givens made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed seven (7) to one (1) with Commissioner Crohan voting "No".

**PRELIMINARY PLATS:**

**ITEM 12**

**PRELIMINARY PLAT REVIEW FOR LOOKAWAY FARMS, PHASE 1, CONTAINING 47 LOTS ON 47.18 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2015-312)**

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Preliminary Plat.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to submittal of a Final Plat, the off-site improvements, including turn lane improvements on Clovercroft Road, as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant, must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
  - a) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
  - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
  - c) A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
  - d) The posting of a Performance Bond in the amount of \$142,500 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and

- e) The posting of a Performance Bond in the amount of \$18,920 for landscaping improvements associated with the Nontraditional Wastewater Treatment and Disposal System.
3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Dedication of right-of-way 36 feet off the centerline of Clovercroft Road;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked about the status of any improvements to Wilson Pike or Clovercroft Road.

Mr. Horne stated the State is going to utilize some of their safety funds to signalize the one lane underpasses on Wilson Pike but he is not sure when it will begin.

Chairman Lackey asked if this development lost lots based on the capacity of Clovercroft Road.

Mr. Matteson stated that it did.

Mr. Mosley asked if the curves on Clovercroft will be straightened out.

Mr. Matteson stated the traffic study did not indicate a need for the curves to be straightened out.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed seven (7) to one (1) with Commissioner Mosley voting "No".

### **ITEM 13**

#### **PRELIMINARY PLAT REVIEW FOR VINEYARD VALLEY, PHASE 1, CONTAINING 26 LOTS ON 40.34 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2015-311)**

This item was withdrawn.

**ITEM 14**

**PRELIMINARY PLAT REVIEW FOR WATER LEAF SUBDIVISION, CONTAINING 22 LOTS ON 51.67 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2015-313)**

This item was withdrawn.

**FINAL PLATS:**

**ITEM 15**

**FINAL PLAT REVIEW FOR SEQUOIA LARGE LOT EASEMENT SUBDIVISION, CONTAINING 2 LOTS (3<sup>RD</sup> LOT ON EASEMENT), ON 9.22 ACRES LOCATED OFF ARNO-ALLISONA ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2015-408)**

Mr. Sweet reviewed the background (see Staff Report), recommending approval.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Givens made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

**ITEM 16**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 5, CONTAINING 28 LOTS ON 16.76 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2015-412)**

This item was withdrawn.

**ITEM 17**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 7, CONTAINING 37 LOTS ON 22.11 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2015-413)**

This item was withdrawn.

**OTHER:**

**DISCUSSION REGARDING PLANNING COMMISSION MEETING START TIME**

Mr. Matteson reviewed the background (see Staff Report).

Mr. Matteson stated because all of the Planning Commissioners are not in attendance he believes there should be a discussion with all members before a vote to change the time is made, and therefore, he suggested that this issue be revisited in October.

Commissioner Baldree stated she would like to change the time to an earlier start time.

Commissioner McCoy stated an earlier start time was fine with him.

Commissioner Richter stated he felt 5:30 p.m. would be a good time.



Commissioner Lackey stated 5:30 p.m. or 6:00 p.m. would be a good time for all Commissioners in attendance. He asked Mr. Matteson to check with those not in attendance and at the October meeting the Commission will decide.

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There being no further business, the meeting was adjourned at approximately 8:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON OCTOBER 8, 2015**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY